



Shelton Court, Winchmore Hill

£2,250 Per Month

Havilands

the advantage of experience



- Three Bedroom Apartment
- Ground Floor
- Available Immediately
- Unfurnished
- En-Suite to Master Bedroom
- Balcony
- Allocated Underground Parking
- Walking Distance to Winchmore Hill Station (Moorgate approx 30 mins)
- Catchment of St. Paul's CofE Primary & Highlands Schools
- Grovelands Park Nearby



For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)



Havilands are pleased to offer To Let with immediate effect, this THREE BEDROOM GROUND FLOOR APARTMENT within Shelton Court, Paulin Drive, N21. The apartment offers 1249sqft of living space set within a purpose built block with a total of only 8 properties benefitting from a secure entry system and lift and is comprised of three bedrooms including en-suite to the master bedroom, lounge, recently refurbished kitchen with integrated appliances inc. dishwasher and washer/drier and family bathroom. Additionally the property has a private rear balcony and front patio. The property also benefits from underground parking, visitor parking and large communal gardens. The property is ideally located for commuters with the property being within walking distance of Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins). Also nearby are a number of local shops and amenities on The Green including Pot & Bun and Hopper & Bean.

The property also falls within the catchment area of St. Paul's CofE Primary School as well as Highlands Schools. Also within easy reach of the property are public transport stops with routes running to Chase Farm Hospital & Southgate Underground Station (Piccadilly). To arrange a viewing, please do not hesitate to get in touch.

Property Information:

Local Authority: Enfield Borough

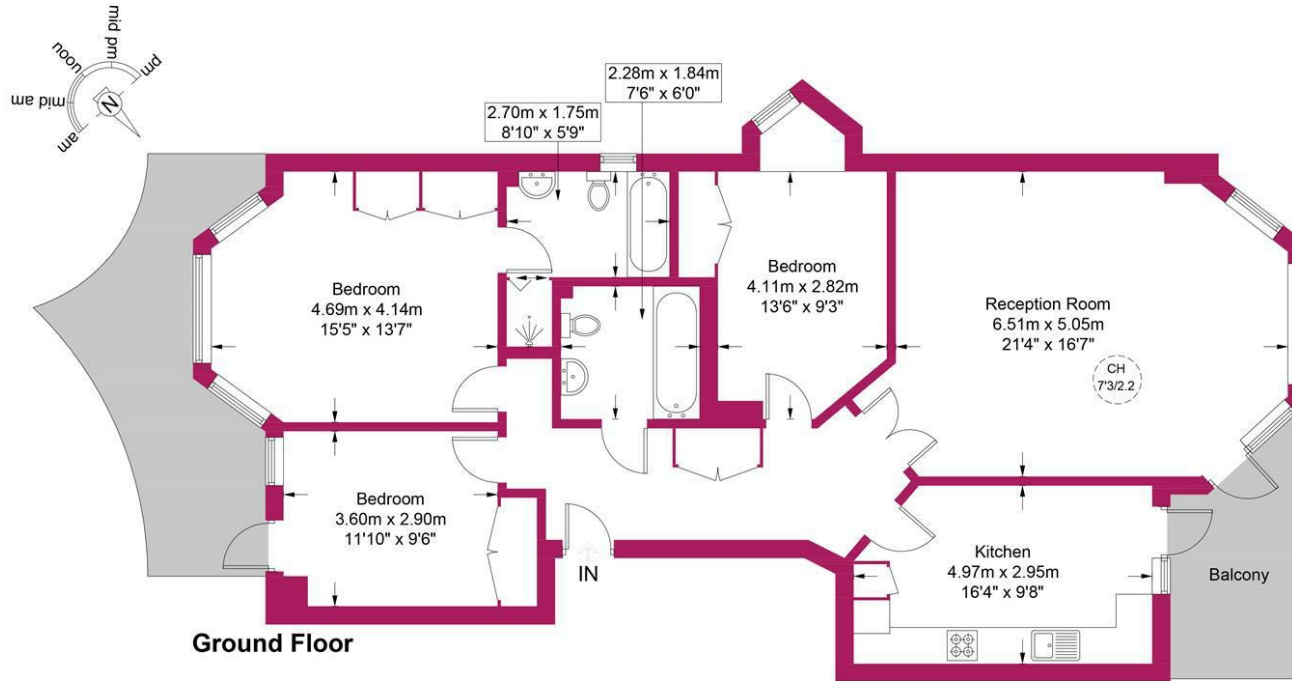
Council Tax: Band F (£2820.19 23/24)

EPC Rating: Current 83(B); Potential 83(B)

For more images of this property please visit havilands.co.uk

Shelton Court, N21

Approximate Gross Internal Area = 1249 sq ft / 116.0 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 come by and meet the team
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